

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: October 23, 2009
Re: Staff Report for Kentucky Fried Chicken / Taco Bell Restaurant – Development Plan

Item #3 – Kentucky Fried Chicken / Taco Bell Restaurant – Development Plan

(PID# 200909140043)

Application: Development Plan
Location: London Groveport Road – Meijer Outlot C
Applicant: **Ryan Oyster, P.E., GPD Group**
Zoning: C-2, Retail Commercial
Use: **Restaurant**

Relevant Code Section(s):

- 1135.12 Zoning Districts and Regulations – Non-Residential District Requirements

Project Summary:

The applicant is proposing to construct a new combination Kentucky Fried Chicken and Taco Bell Restaurant at the southeast corner of the intersection of the Meijer access road and London Groveport Road. The site will be accessed from a new access drive (proposed as part of the development plan) off of the existing Meijer access drive. The restaurant will have a seating area of 1,062 square feet. The development will also have a drive-thru on the east side of the structure and an outdoor seating area in front of the restaurant, both of which require approval of a special use permit, which have been submitted concurrently with the development plan application.

Site Plan:

The 1.7 acre lot will be accessed by a new drive to be constructed east off of the Meijer access drive. There will be a single curb cut off of the proposed access drive that will provide entry to the development. A cross access easement will be recorded along this roadway to ensure that future development on the Meijer outlots will be able to utilize the proposed drive to access their site. All building and parking setbacks have been met.

An eleven (11) foot drive-thru lane is proposed along the east side of the structure, with an eleven (11) foot exit aisle allowing cars to maneuver around the drive-thru lane. There is a twenty-four (24) foot drive aisle proposed through the parking area between the drive-thru exit and the entrance to the development. The land south of the proposed access drive will be preserved through an eighty (80) foot-wide conservation easement. The existing sidewalk along London Groveport Road will be extended along the west border of the site and to the north of the proposed access drive.

Parking:

The proposed parking lot will provide thirty-six (36) parking space, two (2) of which will be handicap. The proposed parking exceeds the twenty-two (22) space minimum required parking by Code based on the restaurant seating area. Each space will be 9x20.'

Building:

The proposed structure is one-story and approximately 3,000 square feet in area, with 1,062 square feet dedicated to the restaurant dining area. The exterior of the structure will be finished in brick and stone, with bronze metal finish acting as accent and awnings. The brick on the front of the structure will be painted red (Benjamin Moore Heritage Red) and orange (Sherwin Williams SW 6657 Amber Wave) to represent the two individual restaurants housed in the structure.

Signage:

Although signage is not approved as part of the Development Plan, the applicant has provided signage details and is proposing eight (8) individual signs for the site, including a monument sign, directional sign, and drive-thru preview boards.

- The monument sign will be placed perpendicularly to London Groveport Road and will be approximately 44.5 square feet in area supported by a brick base. The sign will display the logo for both KFC and Taco Bell.
- Directional signs will be located at the entrance to the site, off of the proposed access drive and will be oriented parallel to the existing Meijer access drive. The sign face will be approximately 2.9 square feet in area with a black background and white text and the KFC and Taco Bell logos. The sign will sit on an approximately 2.75 foot-tall black pole base, 3.5 inches in diameter.
- A 46.5 square foot menu board will be located at approximately the bend in the drive-thru lane to the south of the structure. The board will be bordered by a black aluminum frame and will be supported by a brick base.
- A 21.9 square foot preview board will be located near the entrance of the drive-thru. The board will be bordered by a black aluminum frame and supported by a brick base.
- Additional canopy signage (names of establishments) and wall signs (logos) are proposed, totaling approximately an additional 76.75 square feet. It should be noted that the applicant has agreed to incorporate unique star and contextual graphics on the front elevation specific to Grove City, welcoming patrons to Grove City's KFC in white lettering.

It should be noted that the applicant has applied for variances to the sign code and will need to obtain a variance to place signage on two of the building's accent canopies, facing north and west. Staff would request the Planning Commission endorse their variance request for these canopies signs as they were incorporated to add interest to the building's overall architecture.

Lighting:

Six (6) lighting fixtures are proposed around the perimeter of the parking area and drive-thru, meeting the 0.5 footcandle minimum in all pedestrian and vehicular areas. The lighting fixtures will match the fixtures utilized by Meijer in order to add continuity between the developments. Each fixture will have a white finish. Other lighting is proposed on the structure including lights installed under the metal canopies, and on the side of the building.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following stipulations:

1. The monument sign's base should be constructed of stone as well as the drive-thru menu and preview boards to match the stone utilized on the main structure.
2. Landscaping in accordance with Section 1136.06(3)(b) should be installed between the drive-thru lane and the east property boundary.
3. All lighting installed under the metal canopies of the structure shall be recessed cans, with no strip lighting used anywhere on the structure.
4. The wall surrounding the outdoor seating area should be 36" tall and constructed of the same Owens Corning Prostone (Vintage Wine) as used on the main structure.